

Bedford Housing Partnership
Sept 15, 2016 – 7:30 PM
Second floor conference room

Members present: Irma Carter, Jean Hammond, Ellis Kriesberg, Kate Moskos Jane Puffer, Christina Wilgren, Lisa Mustapich, Kris Washington. **Members absent:** Alice Sun. **Others Present:** Asst Town Mgr- Michael Rosen; Rick Reed – Town Mgr; RSHO – Dan Gaulin & Liz Rust

Washington called meeting to order at 7:30 pm

Approved the **Aug Minutes**, Washington abstained because he missed the meeting. Vote 7-0-1

RHSO Home update: no additional applications for rental assistance.

Bedford Day: Individuals signed up to work, committee is ready to attend. Booth 21, great location.

Process for advising the planning board: Ellis drafted a memo to Planning, and will add Zoning Board of Appeals asking that the Boards be aware and more stringent in requiring developers to go before Housing before a decision is rendered. The recent Evergreen developer did not reach out to Housing until after the Planning Board closed and voted on the development. Ellis will refine the memo and committee will complete it at Oct meeting. The committee advises on location of affordable, the standards for them, assures the lottery is done correctly, etc.

Coast Guard: The Town continues to negotiate with the Coast Guard. Municipal Housing Trust has been discussing the purchase in exec session. After negotiations the Request for Proposals will be publicized.

Payment in Lieu: the Zoning Bylaws prohibit Payment in Lieu, but the committee discussed 'Payment in Addition' to affordable units. The committee is writing guidelines to present to Planning and Zoning Boards for consideration and future use. Special Permits require a 4 of 5 majority, not 3 of 5, therefore it's a high bar to reach, creates greater scrutiny & protection for the town.

Discussed the notion that an updated inclusionary provision could be rolled into a revision of the Planned Residential Use. MAPC could do it for around \$15K or the town could apply for a grant for **MAPC's help writing an inclusionary bylaw**. Lisa noted the Planning Board's upcoming workload is full, it's doubtful that they could take this on until after projects due at Nov 2017 town meeting.

No **Fair Housing** Issues.

Expiring Use: Christina recused herself. Bedford Village affordable component expires in 2018. The current owner has not yet publicized what she will do with the property. The town has contacted our State Senate and House elected officials reminding them of the importance of this project and the need to preserve the affordable component at the current affordable rates. The property has varying levels of affordability, and current bylaw affordable requirements are less generous, which could result in some residents incurring much greater rental costs or being priced out. At CPC, Gene Clerkin mentioned that the vouchers may become mobile, so the residents could take them to other developments – which is not ideal. The BHA administers these vouchers & would lose the income if they leave the property. The town desires to retain this property at its current stepped affordability and will aggressively work to do so via CPC or Municipal Housing funds or bond CPC funding. Bonding will require a 2/3 vote at TM. For now, RSHO will act as our consultant on the nuances of the affordable retention. There may come a point where the town would benefit from a specialist. This will remain an active agenda item.

Puffer reported that the Life Skills program is at capacity with 15 families. It's building momentum. 2 families used the program to successfully exit subsidized units into market rate units. The program offers life skills such as career readiness, financial literacy, community participation workshops and more.

9:25: Kate moved to adjourn, unanimous.

Next meeting will be Thurs, Oct 13 @ 730.

Recorded by Mustapich
Minutes approved on October 12, 2016